019.0	0003	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	968,600 / 968,600
					USE VALUE:	968,600 / 968,600
					ASSESSED:	968,600 / 968,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		PIONEER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WALSH BONNIE M/JAMIE O
Owner 2:	
Owner 3:	
Street 1:	5 PIONEER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SWEDLOW DEBORAH -
Owner 2:	BRUSH BARBARA -
Street 1:	5 PIONEER RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,516 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1950, having primarily Vinyl Exterior and 2260 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6516.000	445,400		523,200	968,600
Total Card	0.150	445,400		523,200	968,600
Total Parcel	0.150	445,400		523,200	968,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 428.58 | /Parcel: 428.5

Legal Description

User Acct 13871

GIS Ref

GIS Ref

Insp Date 11/30/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 019.0-0003-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	445,400	0	6,516.	523,200	968,600	968,600	Year End Roll	12/18/2019
2019	101	FV	323,800	0	6,516.	677,000	1,000,800	1,000,800	Year End Roll	1/3/2019
2018	101	FV	323,800	0	6,516.	430,800	754,600	754,600	Year End Roll	12/20/2017
2017	101	FV	323,800	0	6,516.	393,900	717,700	717,700	Year End Roll	1/3/2017
2016	101	FV	323,800	0	6,516.	320,000	643,800	643,800	Year End	1/4/2016
2015	101	FV	305,100	0	6,516.	320,000	625,100	625,100	Year End Roll	12/11/2014
2014	101	FV	305,100	0	6,516.	291,700	596,800	596,800	Year End Roll	12/16/2013
2013	101	FV	305,100	0	6,516.	277,600	582,700	582,700		12/13/2012

!1635!

PRINT

Date	Time
12/10/20	17:12:38

LAST REV

Date	Time
01/23/18	09:25:03
ekelly	
1635	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SWEDLOW DEBORAH	1286-196		6/30/2004		524,000	No	No		
BAKER ANN	1227-53		9/12/2000		320,000	No	No		
	472-153		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/21/2015	92	Redo Bat	17,500					Bathroom remodel.
5/26/2011	498	Redo Kit	36,450					
6/12/2008	601	Addition	40,000					REMOVE GAR/BUILD 2
11/4/2004	1072	Inter Fi	14,400			G6	GR FY06	install elec ht/fi
11/9/2000	885	Re-Roof	3,925	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/30/2017	MEAS&NOTICE	BS	Barbara S
5/19/2015	Permit Insp	PC	PHIL C
2/17/2009	Meas/Inspect	163	PATRIOT
2/10/2009	Meas/Inspect	189	PATRIOT
4/26/2005	Permit Visit	BR	B Rossignol
10/3/2004	MLS	MM	Mary M
9/28/1999	Mailer Sent		
9/28/1999	Measured	263	PATRIOT
8/24/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	13871
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6516		Sq. Ft.	Site		0	85.	0.94	2									523,160						523,200	

Total AC/HA: 0.14959 | Total SF/SM: 6516 | Parcel LUC: 101 | One Family | Prime NB Desc: KEL/MANOR | Total: 523,160 | Spl Credit | Total: 523,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.19573808
Const Adj.:	0.99742496
Adj $ / SQ:	161.009
Other Features:	105750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	466883
Depreciation:	21477
Depreciated Total:	445407

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

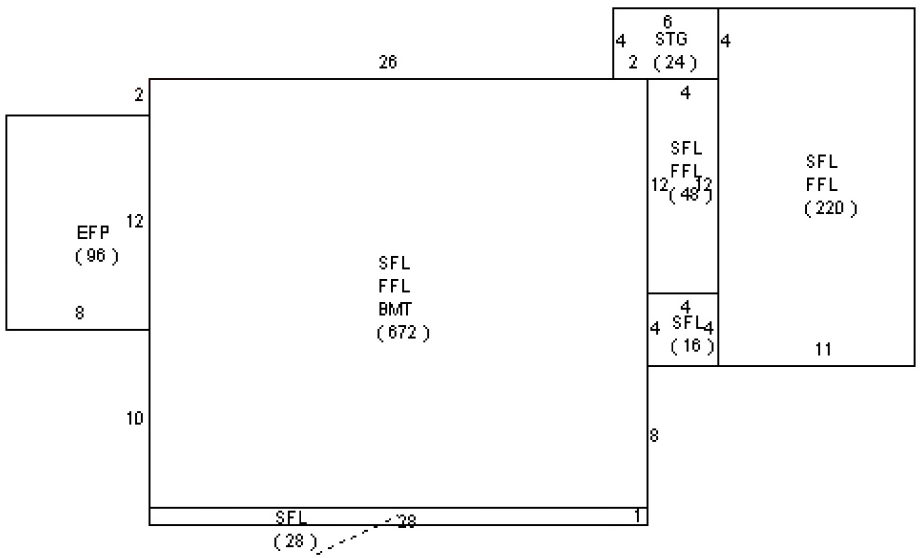
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	161.01
Special Features:	0	Val/Su Net:	163.99
Final Total:	445400	Val/Su SzAd	231.50

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	984	161.010	158,433
FFL	First Floor	940	161.010	151,348
BMT	Basement	672	67.990	45,687
EFP	Enclos Porch	96	55.440	5,322
STG	Storage	24	14.300	343

Net Sketched Area:	2,716			Total:	361,133
Size Ad	1924	Gross Are	2716	FinArea	2260

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 019.0-0003-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	2007	0.00	T	9.6	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	